

**7 Kingsbridge Court, Blackburn, BB2 4RP**

**£750 Per month**

# 7 Kingsbridge Court, Blackburn BB2 4RP

Welcome to this charming two-bedroom ground floor apartment located in the desirable Kingsbridge Court area of Blackburn. Built in 2006, this modern property offers a comfortable living space of 570 square feet, perfect for individuals or small families.

As you enter, you will be greeted by an inviting open-plan kitchen and living room, designed to create a warm and sociable atmosphere. The kitchen is equipped with a fitted oven and electric hob, making it ideal for those who enjoy cooking and entertaining. The layout allows for seamless interaction between the kitchen and living area, ensuring that you can easily host friends and family.

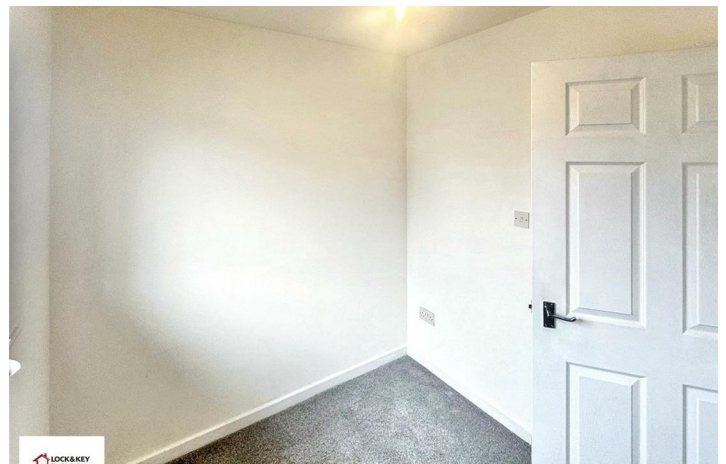
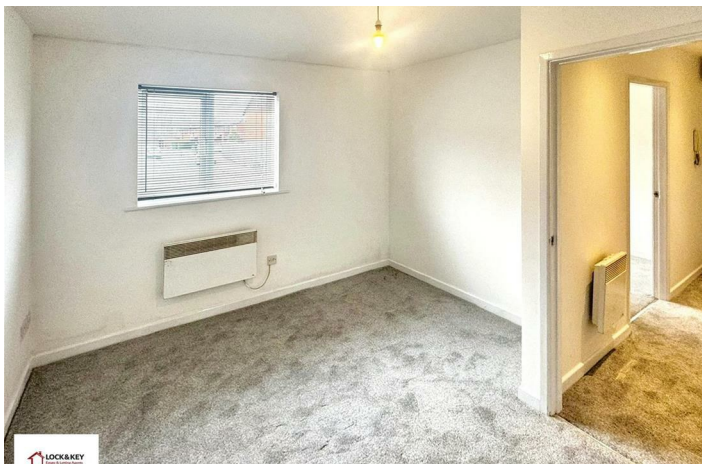
The property features a modern bathroom, thoughtfully designed to provide both style and functionality. With two well-proportioned bedrooms, there is ample space for relaxation and rest, making this home a perfect retreat after a long day.

Additionally, designated parking, a valuable feature in this bustling area. Kingsbridge Court is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those who wish to enjoy the vibrant community of Blackburn.

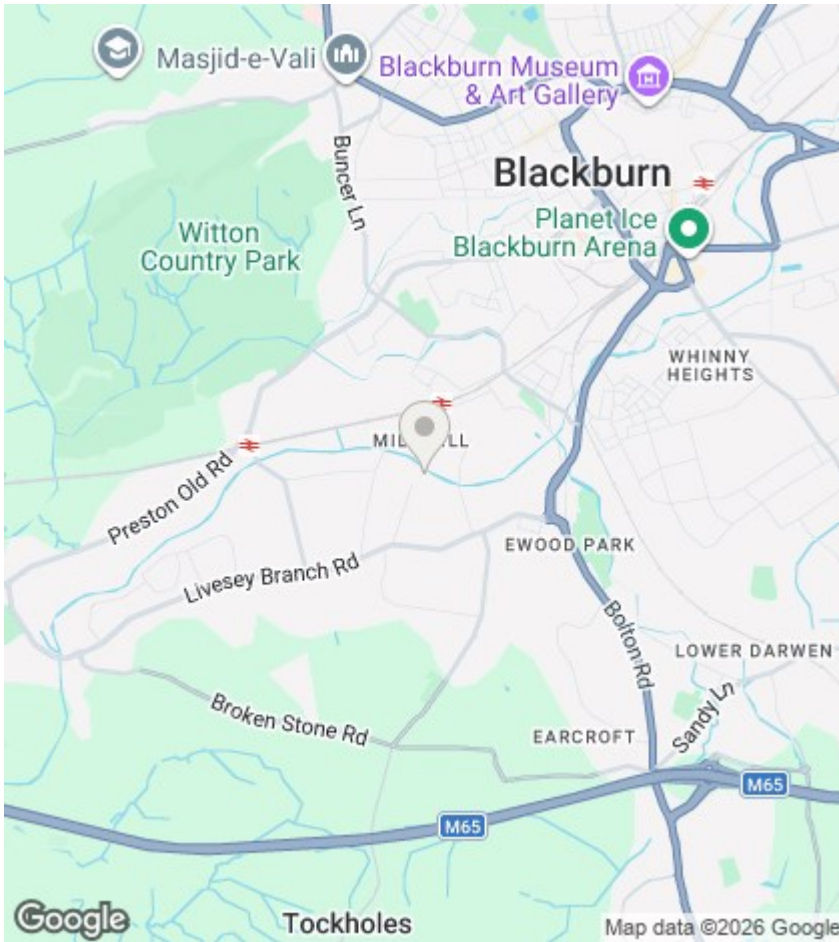
This delightful apartment combines modern living with practicality, making it a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.



Council Tax Band: A







## Directions

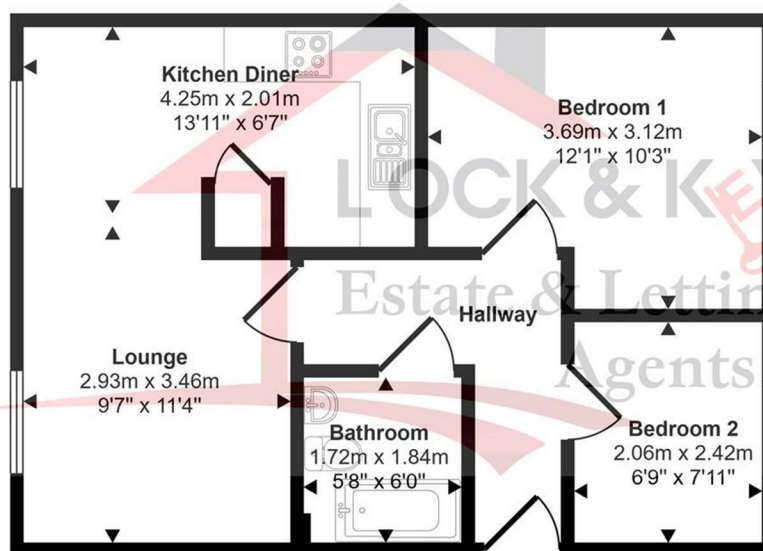
## Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
46 sq m / 493 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.